



# APPLICATION INSTRUCTIONS

**ExoAir® 230/230LT**

Fluid-Applied Synthetic Air and Vapor  
Permeable Membrane

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## 1. PURPOSE

- 1.1 The purpose of this document is to establish uniform procedures for installing ExoAir® 230 Fluid-Applied Synthetic Air and Vapor Permeable Membrane.
- 1.2 The techniques involved may require modifications to adjust to jobsite conditions. Tremco recognizes that site specific conditions, weather patterns, contractor preferences and membrane detailing may require deviation or alteration from these prescribed installation procedures. When such circumstances exist on a project, Tremco recommends that the local Tremco Sales Representative or Tremco Technical Service be contacted for assistance and approval as required.
- 1.3 ExoAir 230 is compatible with and part of ExoAir Air Barrier Systems, a complete line of air barrier systems provided by Tremco.

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## 2. SCOPE

- 2.1 This document will provide the necessary instructions for the application of ExoAir 230 and its related air barrier system components.

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## 3. Possible System Components

- 3.1 Recommended materials and their use are as follows. For more information on the following materials, please contact your local Tremco Sales Representative or visit our website for product specific data sheet and application instructions at [www.tremcosealants.com](http://www.tremcosealants.com).

### **Detail Sealant:**

Dymonic® 100

Spectrem® 1\*

Tremflex® 834\*

\*May only be used as directed in Sections 7.1, 7.2, and 8.6.

### **Transition Membrane:**

ExoAir 110

ExoAir 110AT

ExoAir 230

Proglaze ETA (Engineered Transition Assemblies)

### **Other Accessories:**

ExoAir Flex Foam

ExoAir LEF (Low Expanding Foam)

ExoAir Termination Mastic

Willseal 600®

Tremco 2011 Mesh

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## 4. Limitations

- 4.1 UV exposure should not exceed 12 months before façade installation. If the 12-month limit is exceeded, contact Tremco Technical Service at 866-209-2404, or visit the Technical Resources area of our website at [www.tremcosealants.com](http://www.tremcosealants.com) and “Ask the Expert”
- 4.2 Do not apply to damp, contaminated or frost-covered surfaces.
- 4.3 ExoAir 230 is not to be used as a permanently exposed surface. Contact your local Tremco Sales Representative for project specific requirements.

- 4.4 The membrane shall be protected from rain and washout prior to drying. When applying ExoAir 230 to surfaces below 40° F (5° C), please refer to the Technical Bulletin – Cold Temperature Recommendations for Air Barrier Applications at [www.tremcosealants.com](http://www.tremcosealants.com) or contact Tremco Technical Service at 866-209-2404.
- 4.5 ExoAir 230LT can be applied at temperatures of 20 °F (-7°C) and rising.
- 4.6 ExoAir 230 is not to be applied directly to fireproofing materials. Contact Tremco Technical Service at [www.tremcosealants.com](http://www.tremcosealants.com) for alternative recommendations.
- 4.7 Keep product from freezing prior to being applied to the substrate. It is best to store ExoAir 230 off the floor at an ambient temperature above 50° F (10° C).

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## 5. STORAGE

- 5.1 Store ExoAir 230/230LT in original, undamaged packaged in a clean, dry, protected location with temperatures 40 to 100° F (5 to 37°C).

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## 6. SUBSTRATE PREPARATION

- 6.1 Roofing systems shall be capped and sealed, or top of walls protected, in such a way as to eliminate the ability of water to saturate the wall or interior space, both before and after, air barrier system installation. Coordinate installation of ExoAir 230 with the roofing trade to ensure compatibility and continuity with the roofing system.
- 6.2 Continuity of the air barrier system is critical to the performance of the façade. Proper connections to the other envelope systems such as the waterproofing, flashing, roof and window/curtain wall systems shall be documented and approved by each manufacturer. Visit [www.tremcosealants.com](http://www.tremcosealants.com) for various system testing performed at the Tremco Test Facility or to submit a project connection details for testing.
- 6.3 Surface to be coated must be dry, clean, smooth, firm, free of release agents, dust, mud, loose mortar, wires, fins, metal, projections or any other substances that might prevent placement and bonding of membrane.
- 6.4 ExoAir 230 may be applied to most typical building materials such as exterior sheathing boards, CMU, concrete, exterior grade plywood, OSB, metal surfaces, Nudura Insulated Concrete Forms (ICF), and insulated concrete forms.
- 6.5 Exterior sheathing shall be installed according to the manufacturer's installation instructions. All board edges shall be sound and anchored in a way to provide minimum deflection. All board edges shall be cut cleanly and excess debris shall be removed.
- 6.6 CMU walls shall have all joints filled and struck flush. Mortar should be cured a minimum of 7 days. Any voids shall be patched with mortar, a non-shrinking grout or other approved patching material.
- 6.7 All concrete substrates shall be clean and free of all release agents. Any voids shall be patched with mortar, non-shrinking grout or other approved patching material.
- 6.8 Exterior grade plywood shall be securely fastened. All board joints, fasteners, knots, or other defects need to be detailed with Tremco Dymonic 100.
- 6.9 OSB requires approval by the local Tremco Sales Representative prior to application. OSB requires mock-ups and pull-tests to validate proper adhesion and performance. Please consult your local Tremco Sales Representative when OSB is used.
- 6.10 Metal surfaces require a pull-test to validate proper adhesion and performance. Metal surfaces need to be clean and free of oils or other contaminants.
- 6.11 Nudura Insulated Concrete Forms (ICF) or insulated concrete forms must be dry, clean, free of dust, mud, or any other substances that might prevent placement and bonding of membrane. After UV exposure it is recommended to rasp and clean substrate to the standards above. Contact Tremco and/or Nudura technical services for additional information.

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## 7. DETAIL WORK PRIOR TO AIR BARRIER MEMBRANE APPLICATION

- 7.1 Construction Gaps: It is best practice to have all construction gaps detailed with Dymonic 100 or Tremflex 834. However, ExoAir 230 fluid-applied membranes can bridge construction gaps 1/16" (1.6 mm) or less without additional detailing. All gaps greater than 1/16" (1.6 mm) shall be treated in the following ways, depending on substrate, joint size and expected movement. Please choose the appropriate product based on the movement requirements and joint dimensions set forth from the design build team.

- Dymonic 100 (+100/-50% movement, 1/4" to 1" joint)
- Willseal 600 (+/-25% movement, 1/8" to 2-5/8" joint)
- Proglaze ETA (varies based on system selection)
- Tremflex 834 (+/-12% movement, 1/4" to 1" joint)
- Dymonic Simple Seal (elongation 690%)
- Spectrem Simple Seal (elongation 554%)

7.2 Fasteners: Fasteners should be flush with the surface of the substrate. Fasteners which are protruding from or sunk below the face of the substrate shall be treated with a detail coat of Dymonic 100, or Tremflex 834 prior to the installation of ExoAir® 230. The detail sealants may be coated over once a skin has developed. If the fastener penetration occurs after the ExoAir® 230 membrane has been installed, detail all fastener penetrations not flush to the ExoAir® 230 membrane with Dymonic 100 or Spectrem 1 sealant.

7.3 Penetrations: Penetrations must be rigidly supported through the membrane as to not allow movement of penetrating item.

7.4 Rough Openings, Corners, Tie-Ins to other building envelope systems: Please consult [www.tremcosealants.com](http://www.tremcosealants.com) for detail drawings and technical bulletins showing typical transitions and tie-ins. For job specific details or questions, please contact Tremco Technical Service at 866-209-2404.

## 8. MEMBRANE APPLICATION

8.1 Using a minimum 3/4" (19 mm) nap roller or spray applicator, ExoAir 230 is to be applied at 48 wet mils (33 ft<sup>2</sup>/gal; 3.07 M<sup>2</sup>/US gal) on exterior glass-mat sheathing or insulated concrete forms and at 70 wet mils (23 ft<sup>2</sup>/gal; 2.13 M<sup>2</sup>/US gal) on porous substrates. Please refer to the Technical Bulletin Spraying Guide at [www.tremcosealants.com](http://www.tremcosealants.com) for more information on spraying ExoAir 230.

8.2 Use a wet film mil gauge as well as staging of material to ensure proper application thickness.

8.3 When transitioning onto ExoAir self-adhered membranes, Dymonic 100 shall be used to detail the edges of the EXOAIR self-adhered membranes prior to the installation of ExoAir 230.

8.4 Seal around brick-ties and other penetrations as work progresses. Exercise care when applying around brick-ties to ensure uniform coverage.

8.5 Tremco has conducted in-house testing on a variety of fasteners used in commercial construction for attaching various insulation/cladding systems. The results demonstrated that if installed properly according to the manufacturer's installation instructions, the fasteners/façade anchors tested in conjunction with the ExoAir membranes created an air and watertight seal. Tremco recommends contacting Technical Service at [www.tremcosealants.com](http://www.tremcosealants.com) for a list of evaluated fasteners/façade anchors, or to submit a fastener/façade anchor for testing.

8.6 If detail work is being done after the air barrier membrane has been installed, seal around brick-ties and other penetrations with an additional coat of ExoAir 230, or detail with Dymonic 100, ExoAir Termination Mastic or Spectrem 1. Spectrem 1 may be used when there will not be any additional ExoAir membranes installed over it. Location, cladding type and service life temperature may determine which detail material must be used.

8.7 Protect membranes to avoid damage by other trades and construction materials during subsequent operations. Insulation and/or protection products may be installed after membranes have cured, 16 to 24 hr following application, or firm and dry to the touch.

8.8 Connect the ExoAir Air Barrier System to the adjacent building envelope systems such as the roof membrane, below-grade waterproofing membrane, window and curtain wall systems and other portions of the building envelope using the recommended Tremco materials. For more information on those materials and application details, please visit [www.tremcosealants.com](http://www.tremcosealants.com).

8.9 Schedule work so that the air barrier system is covered as soon as possible after installation. If the air barrier system cannot be covered within 12 months after installation, apply temporary UV protection. Contact Tremco Technical Service for additional recommendations at 866-209-2404 or visit the Technical Resources area of our website at [www.tremcosealants.com](http://www.tremcosealants.com) and "Ask the Expert."

## 9. INSPECTION, TESTING, REPAIR

9.1 Inspect the surface of the ExoAir 230 thoroughly for pinholes, blisters or other voids in the membrane. If any are detected, reapply until a monolithic coating at the specified minimum thickness is achieved. If the membrane has already been completely cured, prepare the surface with a mineral spirit wipe or xylene to clean and soften the surface of the ExoAir 230 membrane. Reapply at the minimum specified thickness with ExoAir 230, extending out 4" (10 cm) beyond the pinholes, blisters or other voids.

- 9.2 Inspect the air barrier system before covering and repair any punctures or damaged areas. Make repairs with Dymonic 100 or Spectrem 1 as appropriate, extending the repair material a minimum of 4" (10 cm) beyond the puncture or damage in all directions.
- 9.3 If on-site adhesion testing is required, Tremco recommends ASTM D4541 Standard Test Method for Pull-Off Strength of Coatings Using Portable Adhesion Testers. ExoAir 230 should be allowed to dry for a minimum of 72 hr or until fully cured, whichever is longer, prior to conducting test. Additional information about this testing can be found at [www.tremcosealants.com](http://www.tremcosealants.com) in the Technical Bulletin section.

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## 10. CLEAN UP

- 10.1 Remove any masking materials immediately after installation. Clean spillage and soiling on adjacent construction that will be exposed in the finished work using cleaning agents and procedures recommended by manufacturer of the affected construction. Ensure compatibility between cleaning agents and substrate before use.
- 10.2 Uncured Dymonic 100, ExoAir Termination Mastic, ExoAir Primer or Spectrem 1 can be cleaned using a solvent wipe.
- 10.3 Uncured Tremflex 834 or EXOAIR® 230 can be cleaned using a clean, damp cloth and water.
- 10.4 Cured sealants or fluid-applied membranes can be cleaned using a solvent wipe. Mechanical removal methods may also be necessary.
- 10.5 Please refer to the Technical Bulletin Spraying Guide at [www.tremcosealants.com](http://www.tremcosealants.com) for more information on cleaning the spray pump after ExoAir membrane application.